

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

Tuesday, May 30, 2017

**Attending:**

Council Member John Mickelson  
Council Member Jim Sandager  
City Attorney Richard Scieszinski  
City Manager Tom Hadden  
Planner Kara Tragesser  
Planner Brad Munford

Development Director Lynne Twedt  
Development Coordinator Linda Schemmel  
Chief Building Official Rod Van Genderen  
Principal Engineer Ben McAlister  
Deputy Director Joe Cory  
Planner Brian Portz

Guests:

Item #1 – Glen Oaks High Rise

Brad Cooper, Cooper Crawford  
Kris McVicker, Marc Kris Modern Homes  
Randy Walters, Marc Kris Modern Homes

Item #3 – NW Corner S. 81<sup>st</sup> St & Cascade Ave

Jim Campney, Campney & Associates

Item #2 – Eldorado Villas

Gary Reed, Civil Design Advantage

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

**1. Glen Oaks High Rise – Brad Cooper**

Development Director Twedt provided information on a Glen Oaks high rise building proposed to be located at the corner of Mills Civic Pkwy and the I-35 southbound ramp. They are looking to develop a seven to eight story condominium building.

Brad Cooper, Cooper Crawford, stated the parcel is owned by Kirke Financial and is roughly eight acres. Four of the acres are to be deeded to the Department of Transportation (DOT) for right-of-way. They would like to build a minimum seven-story building that would have six units on each floor and four units on the top penthouse floor for a total of 40 units. He continued, stating it would have underground parking and some surface parking.

They would need permission from Glen Oaks to go across the buffer to access sewer and water. If Glen Oaks is against the project there are no services for the parcel.

He discussed the PUD setbacks asking for some leniency. Current setbacks are 100 feet along the interstate, 50 feet against Glen Oaks and 10 feet of setback for every story above three.

Council Member Sandager inquired as to what the setback would be.

Mr. Cooper responded they haven't finalized numbers but 50-60 feet along the landscape buffer and 50 feet along the interstate would give them more room to work with.

Council Member Sandager asked about the neighboring townhomes and if the development would affect their line of sight.

Kris McVicker, Marc Kris Modern Homes, stated she previously lived at 5289 Glen Oaks Way and couldn't see much in that direction because of the trees.

Randy Walters, Marc Kris Modern Homes, stated there are no windows along the side of the townhomes located on Glen Oaks Drive: all the windows face a pond located in the back looking away from the project.

Ms. McVicker stated Glen Oaks did such a nice job with the berm and it is really high on the east side so

you only see sky.

Council Member Sandager stated due to the number of stories they would see some of the building.

Mr. Walters stated that when the residents walk out of their homes or pull in and out of their driveway they would see it, but when in their living areas they would not.

Council Member Mickelson stated subject to Glen Oaks and the neighbor's approval, he would be okay with it and thought it was a nice use of underutilized ground.

Mr. Cooper stated they would definitely speak with Glen Oaks residents otherwise there are no services to the site; and they would have to join their PUD because access would be through the Glen Oaks gate house.

Director Twedt stated everyone within Glen Oaks and 370 feet around it would be notified.

Council Member Mickelson asked if the DOT would have any issues with the ramp stating they will need to check with them regarding regulations as well.

Mr. Cooper stated he was not aware of any other regulations besides the 50 foot setback.

Director Twedt stated the DOT has their right-of-way but once you get past that, it is typically up to the zoning of city's to regulate how close you can be.

Mr. Walters and Ms. McVicker provided illustration boards showing the white exterior and a layout of the six units with elevators and stairways in the middle.

Director Twedt asked them to provide a conceptual drawing so staff knows what they are looking at for setbacks. She also requested they visit with the townhome residents and measure their comfort level and let staff know the outcome.

*Direction: Council Members were supportive of the Glen Oaks High rise subject to approval from Glen Oaks residents.*

## **2. Eldorado Villas – Gary Reed**

Director Twedt provided information on the Eldorado Villas noting Eldorado Estates immediately north are all single family estate lots with Roger Farms apartments to the north of that.

Gary Reed, Civil Design Advantage, stated the parcel is seven acres located south of the Eldorado Point subdivision and is elevation challenged. There is a 40 foot fall from the property line down to South Jordan Creek Pkwy. He showed the layout of 17 units. Due to the massive amount of grading required for the site they felt that 17 was the necessary number of units. Mr. Reed continued, the existing zoning is RS-20 which is 20,000 sf minimum lots and that does not support their layout, so they are inquiring about support for a rezoning to a standard R-1 designation.

Council Member Sandager asked what size the lots would be if changed to R-1.

Director Twedt replied R1 lots are 7,500 sf with a 60 foot lot width.

Council Member Sandager expressed his concern with leaving a large open space on the parcel. He stated he has seen this before, where because of topography changes or other reasons they massed it all in one area and left a large open space.

Mr. Sandager stated he does like the idea and referenced an article about co-community living where there is a common area that is maintained.

Director Twedt stated this would be a challenge because they are right at their maximum dead-end length making it difficult for someone to get the secondary access because of the drop in the topography. She added they are also going to be limited to where they can connect on South Jordan Creek Pkwy because of the slope.

She continued there is concern regarding the adjacent property owner to the east. With the recent consistency zoning staff looked at whether or not it should be smaller lots or medium density knowing that it had these topography challenges. The adjacent property owner was okay with RS-20 but expressed

concern with smaller lots. Director Twedt noted that the owner purchased the property between his residence and this parcel to buffer what happens next to him.

Council Member Sandager asked where the 40 foot drop is located.

Mr. Reed stated from the top of the property line down to S. Jordan Creek Pkwy there is 40 feet of elevation difference.

Principal Engineer, Ben McAlister stated it is the road back slope and the city cut through the hill for the road.

Council Member Sandager clarified of Mr. Reed that he was using the entire parcel and not massing.

Mr. Reed stated they had talked about clustering however the layout didn't fit.

Mr. Sandager stated for the economics to work and moving the dirt they would need more houses.

Mr. Reed felt based on the layout and the preliminary numbers if this stays RS-20 it will stay undeveloped.

Council Member Mickelson wanted to know how the rest of the area was being developed, stating he would not want an island of small lots amongst an area of larger lots.

Director Twedt showed the developments near the site.

Council Member Sandager stated if the land to the east that was purchased as a buffer from this parcel was sold in the future then they would have more land mass to spread this development over. He understood the economics but felt there are some challenges with Pheasant Ridge feeling encroached upon. Mr. Sandager continued if they go to smaller lots how would they hold up the standard of RS-20 for the adjacent land if a new person comes in and buys it, they would have the same argument for topography.

Council Member Mickelson felt the issues with topography should be included in the price of the land.

Director Twedt stated with more challenging pieces, from a topography standpoint staff recommends the larger lots so you can situate the house easier.

Mr. Reed pointed out that the property to the east doesn't have an arterial level road way adjacent to it, which he felt promotes smaller lots versus the acreage lots.

Director Twedt stated Eldorado Estates disproves that theory, it was plotted in the last year and a half.

She continued due to the slopes staff would be more comfortable if everything was on the top side of the hill and rest of the hill was left as is instead of cutting in the additional seven lots.

Council Members Sandager and Mickelson both stated they were in favor of maintaining the RS-20 zoning.

*Direction: Council Members were not supportive of changing the zoning on the property.*

### **3. NW Corner S. 81<sup>st</sup> Street & Cascade Ave – Jim Campney**

Director Twedt showed the proposed area for the development of 80 units for independent and assisted living senior apartments and an additional 35-40 units for long-term care. She discussed the current zoning for the area which is owned by the Etzel family, stating Fareway recently bought four acres to put in a store. Director Twedt continued noting that along Mills Civic Pkwy it is zoned commercial with the balance of the area put into the PUD as office. She provided some history on the site stating when Dennis Reynolds was laying this out he proposed residential zoning in the area which staff was comfortable with. At that time however the Etzel's said they didn't want any residential they wanted it to be office.

Council Member Mickelson asked why it was switched to office when we are switching everything in this area out of office.

Ms. Twedt responded, the Comprehensive Plan had office designated on the ground and the owners were

adamant that it stay office zoning.

Council Member Mickelson asked if they were okay with switching it now.

Director Twedt stated Mr. Campney hasn't had a lot of conversations with them in regards to changing the zoning until he knows if the City would be supportive of the zone change.

Jim Campney, Campney & Associates, stated the project they are looking at is a Continuing Care Residential Retirement Facility to include independent living, assisted living and long term care. He stated this would all be rental: it is not a buy in. There are existing facilities in Altoona, Ames and Grimes all doing extremely well so he wanted to come to West Des Moines. He continued, that the Etzel site was one location they looked at previously. Mr. Campney stated they would fit in under assisted and skilled by virtue of limited kitchens.

Director Twedt clarified what he was referencing; if it is assisted living it can fit in an office district but when it is independent living the City treats it the same as market rate apartments and requires high-density zoning.

Jim Campney stated they were planning on 10 acres with a two story buildings; however, the Etzel's have a very high price on the property so they have a plan to go three stories on 6 acres.

Mr. Campney recently presented an offer for the property but wasn't sure they would sell because of some access issues. He stated the Etzel's have asked him to consider going up behind Fareway. Mr. Campney indicated with either location there is the same issue of the property needing to be rezoned.

Director Twedt expressed concern if part of the parcel is zoned residential and what we do with the balance of the property.

Council Member Sandager inquired as to the total acreage of the site.

Ms. Twedt responded it is roughly 40 acres for the whole site but 25-30 acres are office.

Mr. Sandager commented that Etzel is probably going to want to keep the rest zoned for office even if this portion goes to residential.

Council Member Mickelson asked what Edgewater's concerns were the last time there was going to be another facility like this out there.

Director Twedt stated what was indicated to City staff was they purchased with the idea that there would be smaller retail shops that their residents could frequent.

Council Member Sandager confirmed it is commercial and not office.

Ms. Twedt responded it is Professional Commerce Park (PCP) so you get the retail component and not just strictly office. Edgewater was looking for ice cream shops and smaller shops that their residents may want.

Council Member Mickelson stated these would be further east away from Edgewater and not really a competitor because it is a different model.

Director Twedt stated this site would be approximately 3800 feet from Edgewater.

Mr. Campney stated he wasn't concerned about Edgewater and didn't know how they felt.

Council Member Sandager stated his issue would be that the people that are building the care facility know that they could be surrounded by office but he didn't think it would diminish the value of the office.

Director Twedt agreed but stated the issue is the question of when is it spot zoning. She reiterated that if we take away the independent living they could go right into the office district.

Council Member Sandager asked how many acres out of the six would be independent living.

Mr. Campney responded about a third or two out of the six acres.

Council Member Sandager stated he was more comfortable with that knowing it's not an apartment for all six acres.

Council Member Mickelson stated the City has been pretty consistent switching out of office and couldn't remember why it was switched. He continued that he didn't know if it was spot zoning or not but he felt we were being consistent in that we've been switching to allow projects in previously designated office places.

Director Twedt stated this is a PUD and we have been trying to get away from doing things through the PUD to circumvent what we would traditionally not otherwise allow.

Council Member Mickelson commented from a marketing stand point since there aren't a lot of office buildings being built there Etzel may want to look at different zoning.

Director Twedt responded that at the same time staff was working through the PUD was the same time IMT was looking for ground so that could be more of the reason they chose to stay office.

*Direction: City Council Members were supportive of changing the zoning from office to residential.*

#### **4. Upcoming Projects – A map was provided with a brief description of each.**

- a. Phenix PUD Amendment (NE corner of 6<sup>th</sup> Street & Walnut Street): Amend PUD to redefine parcel boundaries of property to be retained by the City and remove allowances for development of single family homes on the city property (ZC-003495-2017). Director Twedt stated the City is redefining the boundaries for Parcels B & C which were originally going to CHI; as part of this the opportunity to do single family homes on the property is being removed because some want it to be more open space for recreation.
- b. Maple Grove United Methodist Church (9391 Ashworth Road): Designate High Density Land Use and consistency zone the property to allow the construction of a 4,100sf community building with future church addition and relocation of the existing church building. The Comprehensive Plan and Zoning actions are considered by the P&Z and City Council: the Site Plan for the new buildings is under the Board of Adjustment's authority (CPA-003489-2017 / ZC-003490-2017 / PC-003491-2017). Planner Kara Tragesser noted the location of the church and indicated that a new community center and church building is proposed. She continued that the city annexed the property in late 2014 and had yet to designate a land use or a zoning designation on the property. Staff is going to recommend that it be high density residential which is consistent with the land use map for the property to the west.
- c. Jordan Creek Professional Plaza (1111 & 1121 Jordan Creek Parkway): Final Plat to create two lots for construction of a dental clinic and multi-tenant retail building (FP-003492-2017)
- d. Arnold's Variance (200 39<sup>th</sup> Street): Variance to allow the site to exceed the maximum allowable square footage of accessory structures on a temporary basis. Upon construction of a new garage, several existing smaller buildings within the site will be torn down. A two-year allowance is being recommended. (VAR-003488-2017) Kara Tragesser stated this item will be going to the Board of

Adjustment. The Arnold's have several buildings on their property that exceed the 1,000 sf limit. They do want to put in a new garage and then slowly get rid of the older buildings to bring them back down to the 1,000 sf.

- e. Continental Plaza Plat 2 (7300 Westown Pkwy): Subdivide property into 3 lots for office and commercial development (PP-003494-2017 / FP-003493-2017). Planner, Brad Munford stated this is the old Continental Western or Brigg's Building and they are planning on subdividing the property into three lots. They are going to keep the existing building and plat out three lots with an outlot for detention.
- f. Great Western Trail Realignment (Polk County): Plat of survey and site plan to accommodate the realignment of the Great Western Trail that crosses the property at the SE corner of IA-5 and Veterans Pkwy (POS-003477-2017 / SP-003478-2017). Brad Munford discussed the location of the realignment. They plan on removing the old trail and building a new trail that is going to loop around. This trail will allow for consolidation of property and redevelopment.
- g. Mill Ridge Clubhouse (9058 Nelle Lane): Construction of a clubhouse building and pool for the residents of the Mill Ridge development within Woodland Hills (SP-003480-2017). Brad Munford stated staff has been working with Mill Ridge for the Mill Ridge subdivision and as a part of this they will be building a 2,000 sf clubhouse for the property owners.

## 5. Minor Modifications

- a. Abelardo's Restaurant (210 Grand Avenue): Abelardo's is relocating to the former Burger King building. Project includes interior renovations and painting the exterior. Staff has been working with the applicant to come up with a more appropriate color scheme for the building that is more in keeping with architecture of the 50's and the Val-Gate District's intent. (MML1-003482-2017). Director Twedt stated the City received some complaints in regards to modifications made to the exterior of the Abelardo's building. Abelardo's moved to the Old Burger King on Grand and painted it primary yellow blue and red before they came to the City for modification approval. She continued they need to be in the 50's color scheme or more classic/muted colors that are more characteristic to that area.
- b. El Fogon Del Chivo Restaurant (1250 8<sup>th</sup> Street): Exterior modifications involving repainting of the building. (MML1-003487-2017)
- c. Solheim Golf Ball Art: Installation of 5 golf balls along the WDM Art Route and City Campus. The golf balls will be relocated to DSM Golf & Country Club for the tournament. (MML1- 003503-2017)
- d. Avenue of the Arts, West Glen (5525 Mills Civic Pkwy, Ste 100): Add 3' to parapet heights on building (MML1-003479-2017)
- e. Furry Friends (1209 Grand Ave): Addition of basement window (MML1-003466-2017)

## 6. Other Matters

The meeting adjourned at 8:37 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is June 12, 2017.

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Lynne Twedt, Development Services Director

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Juanita Greer, Recording Secretary